OFFICIAL. CITY BUILDING LAWS.

AN ORDINANCE FOR THE INSPECTION OF BUILDINGS, AND REGULATING THE CONSTRUCTION AND REPAIRING OF BUILDINGS WITHIN THE CITY LIMITS.

Be it ordained by the City Council of Alexandria, That no person or persons, firm or corporation, shall construct, alter or repair any building within the city limits, except in conformity with the provisions of this act.

REGULATIONS FOR THE LOCATION OF WOODEN OR FRAME BUILDINGS.

(1) It shall not be lawful for any person or persons, firm or corporation, without the consent of the City Council, after reference to a committee by joint resolution or ordinance consent of the City Council, after reference to a committee by joint resolution, or cause to be approved by the Mayor, having been first had and obtained; to erect or build, or cause to be expressed by the Mayor, having been first had and obtained; to erect or build, or cause to be referred to the middle of Property of the middle of West Street; thence north through the middle of West Potomac River to the middle of West Street; thence north through the middle of West Street to the middle of Property of the middle of West Street; thence east to the Potomac River.

(2) Any building erected within said limits having more wood on the outside than is except to the front door above the ground, or any exception, or with lath and plaster work of which are covered with sheet metal of any description, or with lath and plaster work of any description less than two inches thick shall be deemed a wooden or frame building.

(3) No person shall remove any wooden or frame building from one place to another place within the limits prescribed above in the first paragraph of this section, without to any place within the limits prescribed above in the first paragraph of this section, without the consent of the Nayor, first had and obtained as provided in the first paragraph of this section.

(4) It shall not be lawful for any person to enlarge, or caused to be enlarged, any wooden or frame building of any kind within the limits mentioned in the firs

of such non-combustible material as is hereinafter provided for roof coverings of buildings withful the fire limits.

SECTION II.

QUALITY AND STRENGTH OF MATERIALS, PLANS AND UNUSUAL CONSTRUCTION.

(1) All buildings, intended to be permanent, hereinafter erected shall be of sound materials, good workmanship and abundantly strong for the purposes intended.

(2) All questions as to the strength of any materials to be used in any building, or the requisite dimensions of any piece of material, or any structural detail are to be decided by computation by the rules of standard authorities on the strength of materials, as interpreted by the City Engineer.

(3) Plans and specifications and drawings of such details as may be required are to be submitted to the City Engineer for approval of all buildings, alteration or additions costing over \$500—and when required by him, of any building, alteration or addition regardless of the cost.

Such plans and specifications are to remain on file in the office of the City Engineer intil the completion of the building, alteration or addition, when they are to be returned to the party furnishing same.

(4) In the case of construction not provided for by this ordinance, the entire construction with all the details thereof, must meet with the approval of the City Engineer and the Committee on Streets.

SECTION III.

struction with all the details thereof, must meet with the approval of the City Engineer and the Committee on Streets.

SECTION III.

EXCAVATION FOR FOUNDATIONS AND UNDERPINNING OF ADJOINING WALLS.

(1) All excavations for foundations or other purposes, shall be properly guarded and protected so as to prevent the same from becoming dangerous to life or limbs, and shall be sheet piled when necessary, to prevent the adjoining earth from caving in, by the person or persons causing the excavation to be made.

(2) Whenever an excavation for building or other purposes shall be carried below the foundation of any adjacent wall or walls, the person or persons causing such excavations to be made shall at all times from the commencement to the completion thereof, at his or their own expense preserve adjoining or contiguous walls or foundations from injury and must support the same by proper foundations so that the said wall, walls or foundations, shall be and remain as safe as before such excavation was commenced.

SECTION IV.

FOUNDATIONS.

FOUNDATIONS.

(1) Every permanent building, except buildings erected on wharves or piles on the water front shall have its foundation walls resting upon solid ground or upon concrete, piles, or other solid substructure.

(2) Whenever piles shall be required to be driven for a foundation wall to rest on, they shall be driven to a firm and solid bearing, and the tops shall be cut off at such an elevation as to insure constant immersion.

The number and spacing of piles shall be governed by the weight they are designed to carry, and their carrying capacity shall be determined by such rules as have been demonstrated by the best authorities and experiments to be proper, as interpreted by the City Engineer.

strated by the best authorities and experiments to be proper, as interpreted by the City Engineer.

DEFINITION. SIZES, AND CONSTRUCTION OF MASONRY WALLS.

(1) External or outside walls shall mean every outside wall or vertical enclosure of a building (other than a party wall).

The words "party walls" shall mean every wall used or built as a separation of two buildings intended to be occupied by different persons, or intended to be used as a wall for the mutual support of two adjoining buildings.

The words "division or partition wall" shall mean any interior wall of masonry in a building that separates one part of the building from another part of the exterior, division, or Foundation' or "basement" walls shall mean that portion of the exterior, division, or larty walls below the first floor and the words "footings" shall mean the base or bottom upon which the "basement" or "foundation" wall or piers rests.

(2) Proper foundation walls or piers and their footings of masonry or concrete shall be provided for the support of all permanent buildings costing over \$200.

(3) The base of every foundation or basement wall or pier shall be at least eight inches wider than the wall or pier itself, and must be of such extra width as in the judgment of the City Engineer the character of the foundation soil may require.

The base of every foundation or basement wall or pier must be at least eight (8) inches thick and built with Portland cement mortar in proportion of at least one part cement to two and one-half parts of sand.

(4) Foundation walls within reach of tide water or in damp ground shall be built with Portland cement mortar in proportion of at least one part cement to two and one-half parts of sand—to above the level of dampness—and in all cases, the exterior basement or foundation walls shall be laid in Portland cement mortar of proportions above stated to a beight of eight inches above the ground line.

(5) The bottom of base of all foundation walls or piers shall be at least two feet and six inches (cf) below

wall footings shall be at least ten (10) inches below the hinshed noor of the baselinest cellar.

(6) A course of slate shall be laid in all foundation or basement walls between the ground and bottom of the first floor beams.

(7) Every building without an open cellar or basement shall have ventilators in the walls below the floor level in front and rear, with an open area of not less than one 3-inch by o-inch open ventilator for each linear ten feet of front and each linear ten feet of rear wall.

(8) Every party wall in brick or masonry buildings must be built of brick or masonry.

(9) The thickness of masonry or brick external or party walls throughout the different stories shall not be less than the number of inches shown in the table of paragraph to of this section, and must be increased in accordance with the requirements of the paragraphs following of this section as conditions may require.

The height of stories for the wall thickness shall not exceed the dimensions given in the table in paragraphs to of this section for the various classes of buildings, except as modified in the following paragraphs of this section.

(10) TABLE OF WALL AND HEIGHT OF STORIES.

. IN DUIT DING	Class A. Buildings.		Class B Buildings.		Class C Buildings.	
IN BUILDING. NUMBER OF STORIES	Thickness, in inches.		Thickness, in inches.	Height,	Thickness, in inches.	Height in feet
One Story Buildings-				8	13	8
Foundation or Basement	13	7	13		13.	13
First Story	9	12	13	13	.3+	.3
Two Story Buildings-						94
Foundation or Basement	13	8	13	9	17	
First Story	9	12	13	13	13	13
Second Story	9	11	9	11	13	12
Three Story Buildings-				1000		
Foundation or Basement	18	9	17	10	17	11
First Story	13	13	13	13	17	14
First Stury	. 9	11	13	12	13	13
Second Story	. 9	10	9	10	13	11
Third Story						
Pour Story Buildings-	17	10	17	11	22	12
Foundation or Basement		13	17	14	17	14
First Story	13	12	13	12	17	13
Second Story	13	10	13	11	1,3	11
Third Story	9	100		9	13	10
Fourth Story	9	9	9	,	.,	2.450
Five Story Buildings-		1000	A THE SHARE	12	22	15
Foundation or Basement	17	11	22		22	15
First Story	17	14	17	14		13
Second Story	13	12	17	13	17	
Third Story	13	11	13	11	17	12
Fourth Story	9	9	13	10	13	TE
Fifth Story	ó	8	0	9	13	9
The wall dimensions of class	s "A" buildir	gs will a	ply to dwell	ings not o	ver twenty-	one (2

of the joists above.

(12) The height of any story may be increased over the dimensions given in paragraph of this section;

One foot when the inclosing walls are 9 inches thick. Two feet when the inclosing walls are 12 inches thick. Three feet when the inclosing walls are 17 inches thick. Four feet when the inclosing walls are 17 inches thick. Four feet when the inclosing walls are 22 inches thick. Provided a corresponding reduction is made in other stories so the total height of the building will not exceed that allowed in paragraph to of this section.

(13) Whenever any terson or persons desires to erect or alter any building of a greater number of stories than provided for in paragraph to of this section, the thickness of the walls shall be determined by the City Engineer.

(14) The depth of no basement or cellar below the ground line shall be greater than seven times the average thickness of the basement and first story walls.

Where paragraph to calls for an increase in thickness of foundation wall over that of the first story, this increase may be omitted when the height from first floor to base of wall does not exceed one-half the height allowed for basement, but in no case must the thickness be less than thirteen inches.

(15) The height of no story of any building shall exceed the heights allowed in paragraphs to and 12 of this section unless the thickness prescribed for the walls of such story and those beneath it that may be required by the City Engineer and Committee on Streets be increased four (4) inches for each additional ten (10) feet or fraction thereof of the additional height.

(16) A full mansard roof shall be considered a full story.

(17) The walls of the upper story of any building may be increased in height to

increased four (4) inches for each additional ten (10) feet or fraction thereof of the additional height.

(16) A full mansard roof shall be considered a full story.

(17) The walls of the upper story of any building may be increased in height to enclose the attic spaces and gables necessary for roof slopes without increasing the thickness of walls for such increased height, provided the attic space is not to be used for storage or other purposes, and provided the height from the top floor to the roof joists does not at any point exceed five (5) feet more than the height allowed said top story for its wall thickness and provided said wall is well tied to both ceiling and roof joists with iron ties.

If the attic is to be occupied for storage or other purposes, or the excess height is more than five (5) feet the attic space will be considered an additional story and the walls are to be increased accordingly or the walls of the story below increased four inches in thickness as may be decided by the City Engineer.

Parapet walls above the roof will not be considered in the height of walls bust must not be higher than four (4) times their thickness.

(18) Where girders or trusses are used for the support of the floors or roofs bearing immediately on the walls of stories higher than that allowed for the thickness given in the table in this section; pilasters or buttresses may be used under the ends of the girders or trusses in lieu of the increased thickness of walls required by the increased height of same; the dimensions of said pilasters or buttresses to be fixed by the City Engineer and the Committee on Streets.

(19) Bearing walls where the superincumberant weight is carried to the

the dimensions of said pilasters or buttresses to be fixed by the City Engineer and the Committee on Streets.

(19) Bearing walls where the superincumberant weight is carried to the same on griders or trusses or where the clear span is over ten (10) feet in a story calling for a nine (9) inch wall, over twenty (20) feet in a story calling for a britteen (13) inch wall, over thirty (30) feet in a story calling for a seventeen inch wall and over forty (40) feet in a story calling for a twenty-two (22) inch wall, shall be increased in thickness by an amount equal to four inches for each additional ten feet or fraction thereof of the additional width of the span.

This increased thickness shall also be made in the walls of such stories below and of the basement as may be deemed necessary by the Committee on Streets and the City Engineer.

Or in lieu of the additional thickness of the walls as above required they may be strengthened with pilasters or buttresses built under the ends of the girders or trusses, the dimensions of such pilasters or buttresses to be fixed by the Committee on Streets and the City Engineer.

In special cases where the dimensions of the pilasters or buttresses are sufficiently strong in the judgment of the Committee on Streets and the City Engineer a reduction of the

In special cases where the dimensions of the pilasters or buttresses are sufficiently strong in the judgment of the Committee on Streets and the City Engineer a reduction of the thickness of the walls between may be allowed, should they see fit to do so, but in each case the Committee on Streets and the City Engineer will take into consideration the nature and use of the building, the height of the stores, and the distance apart, and the span of the girders or trusses.

Enclosing walls of buildings over the outside width prescribed in paragraph to of this section and not having parallel masonry division walls shall be increased in thickness by four (4) inches for each twenty (20) feet or fraction thereof of the increased width.

(20) Buildings of pier and pilaster construction will be allowed, the dimensions of the piers, pilasters and curtain walls to be fixed by the City Engineer and Committee on Streets.

The construction of pilasters or buttresses under the points of concentrated loads will be allowed in any building. The dimension of pilasters or buttresses and the reduction of the thickness of walls in such cases, if any, will be decided by the City Engineer and the Committee on Streets.

Committee on Streets.

Dimension of walls in unusual atrice and gables will be decided by the City Engineer and Committee on Streets taking into consideration location of chimneys, roof, bearings, etc.

(21) Division walls when used as bearing walls shall not be less than two-thirds the thickness of party or external walls of the same height, but never less than nine (9) inches. When used only as partition walls may be only nine (9) inches thick if less than forty (40) feet high.

(22) The division walls in similar tenement buildings are party walls but in such cases may be two-thirds the thickness of external walls but not less than nine (9) inches.

(23) No existing party wall may be used for the support of any building hereafter to be erected, unless the size and construction of the said party wall conforms to, or is altered to conform to the requirements of this ordinance for full sixed external or party walls.

(24) The use of any wall adjoining a lot, but not on the same, as a party wall, may be a matter of agreement between the parties interested, but in such cases the size and construction of the wall must conform, or be altered to conform to the requirements of this ordinance for full size party or external walls.

(25) When any existing walls intended to be used as party walls are to be altered or added to to conform to the thickness required by this ordinance for party walls, no addition of less than nine (9) inches thick built alongside will be considered as fulfilling such requirements.

frements.
(26) Party walls shall be built up at least fifteen (15) inches above the roof covering

(25) Party walls shall be built up at least fifteen (15) inches above the roof covering at every part of the roof.

(27) Alterations or additions to any buildings by the addition of a story or in any other manner, will not be allowed, unless the walls conform to, or are altered to conform to the dimensions required in this section and in the manner required in this section.

(28) If the recess or openings in party, external or division or partition walls, the same being bearing walls, exceed fifty (50) per cent of the entire area of the walls in the story in which they are made, the thickness of said walls shall be four (4) inches greater than set forth in this section.

being bearing walls, exceed fitty (30) per cent of the entire area of the walls in the sort in which they are made, the thickness of said walls shall be four (4) inches greater than set forth in this section.

(29) Recesses and chases may be made in walls, provided that in party and external walls the backs of recesses or chases shall not be less than nine (9) inches. Recesses or chases over two feet (2') in width must be arched, the crown of the arch being at least eighteen (18) inches below the bottom of the floor beams above.

Recesses and chases shall be so placed as not to weaken the wall.

(30) No continuous vertical recess or chase of more than four (4) inches in depth, shall be made in any thirteen (13) inch party or exterior wall, and no recess or chase of any kind shall be made in any nine (9) inch party or exterior wall.

(31) Openings for doors and windows shall have good and sufficient arches of stone or brick, well built and keyed with good and sufficient abutments, or lintels of stone, iron, or wood, but where wood lintels are used dead arches shall be turned over them.

(32) No lintel shall have a bearing of less than four and oue-half (4½) inches at each end, and on the inside of openings in which the arches or lintels are less than the thickness of the wall supplementary timber lintels may be used if dead arches are turned over the same. No timber lintel may be used to span any openings greater than ten feet upon which a wall rests, but such openings must be spanned with arches of cut stone or hard brick, or with steel beams or girders the full thickness of the wall supported, and the bearing shall be increased at each end one-half (½) inch by the thickness of the wall for any purpose to opening.

No stone and the thickness of the wall supported, and the bearing shall be increased at each end one-half (½) inch by the thickness of the wall for any purpose.

Wall of at least nine (9) inches by the thickness of the wall supported, and the bearing shall be increased at each end one-half (½) inch by the thickness of the wall for each additional foot of opening.

(33) No wooden scantling shall be built in any vine (9) inch wall for any purpose whatsoever, but this is not to be interpreted to prohibit strips not exceeding one-half inches built in the inside of brick walls for the purpose of nailing furring strips nor to prohibit blocks not exceeding three (3) inches by four (4) inches by nine (9) inches long for jamb and base blocks.

Such lumber when used must be sound heart lumber.

(34) Every wall constructed of brick, stone, or other incombustible material shall be solidly put together with lime or by hydraulic cement-mortar and properly bonded, and when of brick at least every seventh course of each face must be composed entirely of full length headers of hard brick; except where walls are faced with face brick, every seventh course shall be bonded with flemish headers, or by splitting the brick in half and backing the same with a continuous row of headers, or galvanized metal ties that may be approved by the City Engineer. Such ties when approved by the City Engineer may be used in lieu of headers in face brick work provided they are used in number equal to the numbers of headers called for in face brick work provided they are used in number equal to the numbers of headers called for lace brick work when laid as above called for. Face brick when laid with galvanized metal ties will not be considered in the wall thickness.

(35) Exterior walls may be faced with stone ashlar, and such facing shall be considered in determining the thickness of the wall, if the stretcher courses of the facing be at least four (4) inches thick and the facing is laid in alternate headers and stretchers in each course, or laid in alternate header and stretcher courses, the headers to run back into the backing at least four (4) inches, or in courses of different thicknesses so as to bond

hydraulic cement mortar, and no bearing shall come only on any part of a hollow wall less than eight (8) inches thick.

(37) All exterior or party walls shall be anchored into each tier of beams or girders, above the first floor at intervals, not exceeding six (6) feet, with wrought iron strap anchors not less than one-half (½) inch in area in its smallest part, properly fastened to the beams and walls, and extending entirely through nine (9) inch walls and to within four (4) inches of the outside of thicker walls the outside fastened with screw thread and nut and inside securely nailed to joists, floor or beams with at least three (3) spike ½" in diameter.

(38) All front and rear walls must be bended into the side walls, and all nine (9) inch walls must be anchored every six (6) feet in their height to the side walls by good and sufficient bent wrought iron anchors at least ½" x 1½" thirty-six (36) inches long, with ends turned up two and one-half inches.

(39) All walls of any building must be brought up as nearly together as possible, and in no case shall the work on the side walls be abead of the work on the front or rear walls more than one-half story.

(40) Portland cement concrete when made of not less than one part Portland cement, three parts sand and six parts broken stone or gravel may be used in lieu of brick or stone work in wall construction provided the thickness of same is seven-eighths (¾) of that

(40) Portland cement concrete when made of not less than one part Portland cement, three parts sand and six parts broken stone or gravel may be used in lieu of brick or stone work in wall construction provided the thickness of same is seven-eighths (36) of that required in this section for brick or masonry walls, and provided such iron anchors and binders are used and such provision to prevent cracks from expansion or contraction by use of iron rods or otherwise is made as may be required by the City Engineer.

(41) Reinforced concrete construction, in walls, girders, columns, floors and roofs, will be allowed provided the system is a known and approved one and is approved by the City Engineer and Committee on Streets, and provided the materials and proportions and manner of construction in all details are approved by the City Engineer and Committee on Streets.

(42) Portland cement concrete blocks with hollow spaces, and having an annulus of uniform thickness, and not exceeding nine inches thick, may be substituted for brick exterior walls of class "A" buildings not exceeding three stories high, and class "B" dwellings not exceeding two stories high, with the height of no story exceeding the dimensions set forth in the table of paragraph 10 of this section, provided the beds of the blocks are not less than eight and twelve inches respectively where they are substituted for nine and thirteen inch walls, and provided the cement constitutes at least one-sixth of the aggregate and the ingredients and the method of mixing the same and the molding of the blocks are approved by the City Engineer and the Committee on Streets, and provided the solid portion of the blocks shall be at least two-thirds of the thickness required for brick walls, and provided the basement or foundation walls are of solid construction of the dimensions bereinbefore required. All blocks shall be set in Portland cement mortar not less than one part coment to three

arts sand.

No such blocks may be used for party walls.

SECTION VI.

FLOOR BEAMS AND GIRDERS.

(1) All floor beams, joists, ties, etc., shall have a bearing of st least four (4) inches at each end.

The ends of all floor beams, ties, and rafters entering a brick wall shall be cut on a line from the junction of the wall and the upper edge of the joists to the bottom end of the from the junction of the wall and the upper edge of the joists to the bottom end of the joists beams, ties, or rafters.

(2) Roof or floor timbers entering the same party wall from opposite sides shall be dodged and have at least four (4) inches of solid brick work between the axid timbers, and no timber shall be built within four (4) inches of the opposite side of a party wall.

(3) Where joists or floor beams are supported by girders the ends of the floor beams or joists must lap at least eight (8) inches and be securely fastened together.

(4) Girders must be anchored to the walls and fastened to each other by suitable iron stress and holts.

(4) Greers must be anchored to the walls and tastelled to the value of the value of

built.

SECTION VII.

PIERS AND COLUMNS.

(1) Isolated brick piers shall not exceed in height eight (8) times their least dimensions, and shall be of hard, burned brick, and when under iron lintels, beams or girders, or iron or other columns shall have a cap stone at least four (4) inches thick, or iron plate at least one (1") inch thick, the full size of the pier.

(2) Columns resting upon brick walls or piers shall rest upon an iron plate at least one and one-half inches thick, or upon a cap stone at least four (4) inches thick, of a sufficient size.

sufficient size,
(1) Wooden, cast, and wrought iron columns shall have their bearings faced smooth in plane at right angle to axis of column, and be set plumb without wedging up.

All columns are to be proportioned, to the weight intended to be borne, by the formulae of the best authorities as interpreted by the City Engineer.

SECTION VIII.
CHIMNEYS, FLUES, AND HEATING APPARATUS.

(1) Chimneys and flues shall be built of brick, stone, or other fire-proof incombustible naterial.

Brick flues shall have joints filled and struck, or be smoothly plastered on the inside Brick flues shall have joints filled and struck, or be smoothly plastered on the inside, and shall be smoothly plastered with mortar outside below the roof at all concealed points.

(2) In no case shall a flue have less than forty-eight (48) inches area, and the walls of all flues shall not be less than eight (8) inches thick, unless lined with terra cotta pipe, then only a thickness of four and one-half (4½) inches of masonry will be required.

(3) The masonry at the sides and backs of all grates, fireplaces, and ranges shall not be less than eight (8) inches thick.

(4) Hearths of open fireplaces shall be of stone or other incombustible material, and the store of the property of the property

shall rest on brick trimmer arches, or other fireproof material.

(5) All smoke flues shall extend at least four (4) feet above the roof, if flat, and two

(5) All smoke flues shall extend at least four (4) feet above the roof, if flat, and two
(2) feet above the ridge of any pitched roof.
(6) No chimney or flue shall be built upon any floor or wooden beam or bracket, and when not starting from the ground shall have a footing of masonry or iron, supported by iron beams having a bearing on masonry or iron at both ends.

(7) No chimney or flue shall be corbelled out more than eight (8) inches from the wall, and the corbelling shall consist of at least five (5) courses of brick.

(8) All flues in party walls shall be kept at least four (4) inches from the party line, except joint flues, which shall be separated by a four (4) inch brick wall all the way up.

(9) All smoke pipes shall be at least twelve (12) inches from either floor or eeiling, unless protected by a shield of non-combustible material with sufficient space above and below for the circulation of air, when the distances may be reduced to eight (8) inches.

(10) Stationary boilers and heating furnaces of all kinds shall be placed on freproof foundations and provided with proper hearths, and the floor spaces around the same shall be covered with incombustible and non-conducting substance.

(11) No unprotected structural wood work or other combustible material shall be located within three (2) feet of any part of a stationary boiler or within twenty (20) inches of any stove or heating furnace.

stove or heating furnace.

(12) No pipes conveying live steam shall be placed nearer than four (4) inches to any

(13) Concealed woodwork near hot air pipes shall be guarded in the following manner (13) Concealed woodwork near hot air pipes shall be guarded in the following mainter:

A hot air pipe shall be placed inside another pipe one inch larger in diameter, or a metal shield shall be placed not less than one-half inch from the hot air pipe. The outside pipe or the metal shield shall remain one and one-half inches away from the woodwork, and the woodwork must also be tin lined, or in lieu of the above protection four inches of brick work must be placed between the hot air pipe and the woodwork.

This shall not prevent the placing of metal lath and plaster directly on the face of hot air pipes or the placing of exposed woodwork such as baseboards on such metal lath and plaster, provided the distance between such wodwork and the metal lath is not less than

seven-eighths of an inch.

No vertical hot air pipes shall be placed in a stud partition or in a wood inclosure unless it be at least eight feet distant in a horizontal direction from the furnace.

Horizontal hot air pipes shall be placed six inches below the floor beams or ceiling. If the floor beams or ceiling are plastered and protected by a metal shield then the distance shall

be not less than three inches.

In no case shall hot air pipes be nearer than eight inches to any concealed unprotected woodwork nor nearer than six inches to any exposed unprotected woodwork.

(14) Hot air registers shall be set in incombustible borders and the openings in floors for registers, the floor joists and ceilings shall be protected as above required for hot air

Whenever a smoke pipe or hot air pipe passes through a wooden partition at a (15) Whenever a smoke pipe or hot air pipe passes through a wooden partition at an agle, the pipe shall be guarded by a soapstone or earthenware ring ten (10) inches large diameter, or a double collar of metal with five (5) inches air space, and holes for the collar of metal with five (5) inches air space, and holes for the collar of metal with five (5) inches air space, and holes for the collar of metal with five (5) inches air space.

angle, the pipe shall be guarded by a soapstone or earthenware ring ten (10) inches larger in diameter, or a double collar of metal with five (5) inches air space, and holes for ventilation.

(16) No wooden joists, rafters, beams or girders shall be built into any chimney, flue, or fireplace, and no woodwork shall be placed within two (2) inches of the outside of any flue or chimney, unless there is at least six (6) inches of solid incombustible material between the woodwork and the inside of the flue, nor shall any nails be driven into the above the woodwork and the inside of the flue, nor shall any nails be driven into the control of the City Engineer of the City Engineer of the City Engineer, be dangerous or unsafe by reason of endangering the opinion of the City Engineer, be dangerous or unsafe by reason of endangering the opinion of the City Engineer, be dangerous or unsafe by reason of endangering the opinion of the City Engineer, shall at once notify in writing the owner or agent or other party having an interest in said premises, and shall require him to make the same safe, and upon neglect of said persons so notified to comply with the provisions of said notice for a period of forty-eight (48) hours after service of said notice upon him the shall become liable to a fine of not less than five (5) dollars nor more than ten (10) dollars for every day's continuance of said unsafe structure.

(2) Every building hereafter erected within the fire limits shall have a roof covering of metal, stone, slate, cement, or terra cotta, or other non-combustible material.

Prepared composition roof coverings with top course of slag, gravel, or crushed stone with the requirements of the rules of the South Eastern Underwriters Association and is to classed in the same rate by them with metallic and slate roofs, and also is approved by the City Engineer and Committee on Streets as non-combustible.

(3) All roof coverings of combustible material now within the fire limits, when renewed with non-combustible material now with

from the ground to the upper stories and above the roof, and on the outer walls thereof, in such location and numbers, and such dimensions and construction as the Committee on Streets and the City Engineer may determine, and which shall be built and kept in good repair and working order by the owner of such building; and no person shall at any time place any encumbrance upon any such fire escape.

Buildings of the above classes not now provided with fire escapes shall be provided with suitable fire escapes, if at any time deemed necessary by the City Council.

Buildings of the above classes not now provided with his escapes shall be provided with suitable fire escapes, if at any time deemed necessary by the City Council.

SECTION XI.

PUBLIC BUILDINGS, ETC.

(1) Every theatre, opera house, public hall, school house, or other building intended to be used for public assemblage shall be deemed a public building.

(2) No doorway or stairway leading from a public building shall be less than five (5) feet wide and the aggregate width of doorways or stairways from interior compartments or galleries shall be in proportion of at least twenty (20) inches to each one hundred persons that may at any time be contained therein.

Exterior openings and all stairways asiles and corridors shall have the same proportionate width to the whole number of persons that may at any time be contained therein.

(3) All exit or entrance doors from theatre or other places of public assembly shall open outward, and no such doors of exit or entrance shall be locked or bolted during any representation or when the building is open to the public.

(4) Every public hall with accommodations for five hundred or more people shall have at least two separate and distinct exits to be as far apart as practicable.

(5) All stairways in public buildings turning at an angle must have a proper landing without risers or windows at the turns.

(6) All enclosed staircases shall have on both sides a strong hand rail firmly secured to the walls.

(7) The stairways and landings and the corridor and lobby partitions floors and ceilings.

proof construction.

(8) The stairways and landings, and the corridor and lobby partitions, floors and ceilings, of all public buildings except churches shall be of fireproof construction.

(9) Egress openings in public halls and theatres shall have the word "EXIT" conspicuously placed thereon.

(10) The doors, stairways, seats, and aisles in public buildings shall be so arranged as to facilitate egress in case of fire, or accident, and they shall at all times be left

as to facilitate egress in case of nre, or accident, and they such that three (3) feet unmolested.

The aisles next to the walls of any public building shall not be less than three (3) feet wide. All other aisles shall be not less than three (3) feet six (6) inches wide at the ends farthest from the main exits, and gradually increase in width without projections towards the exits to such width as may be required by the City Engineer who will take into consideration the seating capacity of the building and the location of the aisles.

(11) Every building used for the purpose of entertainment requiring a stage scenery, curtain, or the use of any inflammable material, shall have the stage separated from the auditorium with a masonry wall the entire width of the building and extending to above the

roof.

There shall not be more than two (2) openings in excess of the curtain opening in this wall and these to be not more than twenty-one (21) square feet in area, and located level with or below the stage, and these shall be provided with fireproof self-closing doors securely

with or below the stage, and these shall be provided with fireproof self-closing doors securely hung to rebates in the wall.

(12) Every building used for purposes of entertainment requiring the use of inflammable materials, stage, etc., shall be provided with at least one stand pipe and water plug connected with the water pipes of the City, placed on the stage or platform in its immediate vicinity, the same shall be put in under the direction to the satisfaction of the City Engineer and Committee on Streets, and hose with nozzle and stop cock shall be attached to such stand pipe, and the said hose shall be of sufficient length to extend to the farthest limit of such building, and shall be kept in good order and ready for use at all times.

(13) In the construction of public buildings, the Committee on Streets and City Engineer may require such other constructions, dimensions, and appliances to be made or furnished as in their judgment will be necessary for the safety of property and the public.

(14) The requirements of the paragraphs of this section are to apply to any buildings now erected that are changed to the uses of buildings of the character specified in this section, unless the consent of property owners and of the City Council and Mayor, are first had and obtained as provided in the first section of this ordinance.

SECTION XII.

obtained as provided in the first section of this ordinance.

SECTION XII.

WOODEN BUILDINGS.

(1) All wooden buildings costing over two hundred (\$200) dollars shall be built upon good and sufficient brick or stone foundations not less than nine (9) inches thick, of the depth and with the offsets hereinbefore required.

The enclosing walls of basements and cellars of wooden buildings must conform to the dimensions required in Section V for class "A" buildings.

Exception will be made to the above in the case of one-story sheds used in connection with manufacturing purposes built on heavy poles or piles.

(2) The provisions set forth in this ordinance for flues, chimneys and heating apparatus and such other requirements of this ordinance as are applicable, shall apply to all wooden buildings.

No wooden buildings, singly or in tenements, will be allowed to be erected with (3) No wooden buildings, singly or in tenements, will be allowed to be erected with a frontage on the street line greater than forty (40) feet, unless brick or masonry division walls of the dimensions called for in class "A" buildings are so built as to have no street frontage of weoden building greater than forty (40) feet between said walls, or else must be so separated by an open space of at least four (4) feet that no frontage will exceed forty (40) feet without such four (4) foot space.

The said wall or open space to extend back from the street the full depth of the buildings from its front.

No wooden building will be allowed to be erected within four (4) feet of any other wooden building already erected when the combined frontage of the adjacent building and spaces less than four feet with the one to be erected would make an excess frontage of forty (40) feet, unless brick division walls as above required are erected, so that there will be no frontage in excess of forty (40) feet without brick division walls or a four-foot air space as above required. space as above required.

The intent of this paragraph is to have wooden buildings separated by a brick division

The intent of this paragraph is to have wooden buildings separated by a brick division wall or four (4) foot space at least every forty (40) feet.

The above requirements are also to apply to wooden buildings and sheds situated in the interior of lots.

(4) No wooden building to be used for any mechanical business, or stable shall be built at a less distance than thirty (30) feet from a dwelling, church or school house and shall be subject in its construction to the requirements of this ordinance.

SECTION XIII.

WOODEN FRAMING.

WOODEN FRAMING.

(1) Each span of floor joists must have at least one row of cross bridging.

(2) Stair carriage when against walls must be braced or bridged, and secured to the walls by plugs or expansion bolts, to prevent pulling away from the walls.

(3) Each wooden header or trimmer carrying a floor load shall be doubled, and have at least twice the thickness of the joists bearing thereon, which must be framed with mortise and tenon, or hung on approved stirrups or joist hangers. All tail beams and similar beams of wood shall be framed or hung in surrup irons.

The use of joist hangers in brick walls instead of joist bearing on the brick walls, and the bearing of joists on splices nailed to beams instead of on the beams will not be allowed except in extraordinary situations when it is impracticable to use other construction.

(4) Floor timbers must not be cut for piping or other purposes in such manner as to reduce the strength below that required.

(5) In general, timber framing is to be done in a workmanlike manner and subject to the approval of the City Engineer.

the approval of the City Engineer.

SECTION XIV.

STRENGTH OF FLOORS.

(1) All floors shall be designed and constructed so as to have sufficient strength to tain the weights to which the proposed use of the buildings will subject them.

Floors shall be capable of sustaining imposed loads as follows, per square foot of surface: Floors of dwellings, fifty pounds.

Hotels, apartment houses, fifty pounds, in the private rooms, and seventy-five pounds in public rooms and halls.

Floors of dwellings, fifty pounds, in the private rooms, and seventy-five pounds in public rooms and halls.

Floors of public buildings, and any place temporary or permanent that is to be used public assemblage, one hundred and ten (110) pounds.

Floors of school rooms, seventy-five (75) pounds.

School halls, one hundred (100) pounds.

Floors for stores, warehouses and mercantile buildings from one hundred (100) to four ndred (200) pounds as may be approved by the City Engineer.

Special cases of heavy loading are to be subject to the approval of the City Engineer.

(2) Floor joists are to be of good sound lumber free from knots and shakes and to in number and size to carry the loads to be imposed without undue deflection or vibration may be required by the City Engineer in accordance with paragraph two (2) of Section II this ordinance.

ordinance.
Old floors are not to be loaded in excess of their strength, and the City Engineer

SECTION XV.
BAY-WINDOWS, CELLAR DOORS AND PORCHES AND STEPS. No part of a bay-window, including the mouldings, shall extend farther than twenty (20) inches beyond the building line, as established at present.

(2) All cellar trap doors extending beyond the building line, must be of iron and put flush with the sidewalk and equipped with proper guards when open.

(3) All old wooden or inclined cellar doors extending beyond the building line when renewed must be made of iron and set flush with the sidewalk and equipped with proper property with proper made. guards when open.

(4) No porch or platform shall be erected on any street. Steps laid parallel to the

(3) All old wooden or inclined cellar doors extending beyond the building line when renewed must be made of iron and set flush with the sidewalk and equipped with proper guards when open.

(4) No porch or platform shall be creeted on any street. Steps laid parallel to the building line will be allowed (except as hereinafter provided) to extend outside the building line is in the streets and three (3) feet on streets fifty (50) feet wide and less. On King and Union Streets and three (3) feet on streets fifty (50) feet wide and less. On King and Union Streets steps or platforms will not be allowed beyond the bay-window line.

(1) Owners or contractors will be allowed the reasonable use of the roadway of the streets for building material not exceeding one-half the width of same immediately in front of the lot upon which the building is situated.

The use of the roadway in front of adjoining property will be allowed only with the consent of the owners and tenants of such property.

An unobstructed walleway of eight (8) feet must always be kept open on the sidewalk and the gutters and the reterted over the sidewalk must be done in a substantial and safe manner, and so done as to keep an open passage way of eight (8) feet, and so protected as to prevent any injury to persons from talling material.

Material on the street must be piled in safe manner and the public protected at night by sufficient lights and it necessary by barricading. On completion of the work the street must be carefully cleaned to the satisfaction of the City Engineer.

(2) Excavated material from any lot, cellar or foundation excavation will not be allowed to remain deposited on the sidewalk or roadway of any street, but must be deposited on the lot, or loaded in vehicles at the point of excavation and hauled away at once.

SECTION XVII.

It shall be the duty of the City Engineer to examine all buildings supposed, or reported to be dangerous, and when he has ascertained that any buildings, chimney, or wall has become dangerous to citizens or adjo

PERMIT TO BUILD.
OFFICE OF CITY ENGINEER.

Permission is granted to to erect a Building No. on Street.

between Street and Street, in accordance with application No. and plans, etc., pertaining to the same on file in this office and subject to the provisions of ordinance regulating the construction and repairing of buildings within the City limits.

The right is reserved to examine the building as often as may be necessary, and require any change in construction authorized by the provisions of the ordinance regulating the construction and repairs of buildings within the City limits, that may be deemed requisite to insure sufficient strength, solidity, or safety from fire.

All flues must be enclosed with brick walls eight inches thick or cased in terra cotta pipes not less than seven inches square inside measure, enclosed with brick work not less than four and one-half inches thick.

(2) No permit or permit-fee will be required for interior minor repairs where there is no interference with the construction of the building when such repairs do not exceed the sum of one hundred (100) dollars.

(3) It shall be the duty of the City Engineer to keep on file all applications for permits, and to keep a record of all permits issued and report annually to the City Council the number of permits issued and the total estimated cost of such buildings, alterations, additions or improvement.

additions or improvement.

SECTION XIX.

DUTIES OF THE CITY ENGINEER.

The City Engineer shall perform all the duties of a Building Inspector required under this ordinance. He or his authorized assistant shall visit and inspect, from time to time, each house in the course of construction or alteration within the City limits, and see that all such houses are constructed in conformity with the provisions of this act. He, or his authorized assistant shall have free access to all buildings during their construction or alteration, and any person who shall interfere with him or his authorized assistant in the performance of the duties imposed by this ordinance shall be liable to a fine of not less than five (5) dollars nor more than ten (10) dollars.

APPEALS.

APPEALS.

APPEALS.

Any person or persons, wishing to appeal from any decision of the City Engineer made in pursuance of the duties imposed on him by this ordinance, may, upon depositing six (6) in pursuance of the City Treasurer to cover the fees of an examining commission, appeal within five days to the Mayor of the City, who shall appoint a commission of two disinterested builders and one architect, to determine the question at issue. Each commissioner shall, upon the certificate of the City Engineer, receive a fee of two (2) dollars, and it shall be the duty of the appellant to comply with their decision.

SECTION XXI.

CITY ENGINEER NOT LIABLE FOR DAMAGES.

The City Engineer nor his authorized assistants, acting in good faith and without malice, shall not be held liable for any damages by reason of delay, changes of construction or material, carried out or ordered to be corried out, in pursuance of the duties imposed upon him by this ordinance, nor for any costss or delay caused by any appeal from his decisions.

SECTION XXII.

FEES AND PENALTIES.

(1) Any owner, builder, contractor, or agent who shall alter or construct or cause to be altered or constructed, and any architect having charge of the same who shall permit to be altered or constructed, any building in violation of the provisions of this act or shall neglect to comply with the instructions of the City Engineer relative to the provisions of this act, shall be subject to a fine of not less than five (5) dollars nor more than ten (10) dollars and each day's maintenance shall be deemed a separate offence.

deemed a separate offence.
(2) All fines and penalties incurred for the

Returned from the Board of Aldermen assed as amended March 8th, 1910. HUBERT SNOWDEN,

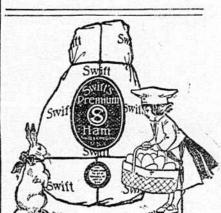
Passed the Board of Aldermen March J. R. N. CURTIN, President,

DANIEL R. STANSBURY, C. C.



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ing qualified as ad initratix of the estate of JEREMIAH J. RYAN, decessed all persons indebted to said estate are requested to make prompt rettlement of said indebtedness to the undersianed, and all tersons to whom said estate is indebted are recorded to present their records properly

quested to present their recounts properly certified for payment. KATIEA. RYAN, 1620 Duke Street, Alexandric, Virginia, mar10 2w